

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 891102- L

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS: LOTS 3, 4, AND 5, DELWOOD SUBDIVISION, SECTION 2, BLOCK G, FROM "GR" COMMUNITY COMMERCIAL DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 4605-4609 NORTH INTERSTATE HIGHWAY-35, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to change the base zoning district from "GR" Community Commercial district to "GR-CO" Community Commercial district-Conditional Overlay combining district on the property described in File C14-89-0046-CO, as follows:

Lots 3, 4, and 5, Delwood Subdivision, Section 2, Block G, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 282B, of the Plat Records of Travis County, Texas.

locally known as 4605-4609 North Interstate Highway-35, in the City of Austin, Travis County, Texas.

PART 2. The property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following restrictions:

1. Uses of the Property shall be restricted to the following uses:
 - I. Commercial Uses: (a) Administrative and Business Offices, (b) Arts and Crafts Studio (Limited), (c) Business Support Services, (d) Consumer Convenience Services, (e) General Retail Sales (Convenience), (f) Hotel-Motel, (g) Medical Offices, (h) Personal Improvement Services, (i) Personal Services, and (j) Professional Offices; and,
 - II. Civic Uses: (a) Day Care Services (General), (b) Day Care Services (Limited), (c) Day Care Services (Commercial), (d) Public Primary Educational Facilities, (e) Public Secondary Educational Facilities, and (f) Religious Assembly.
2. Development of the Property shall conform to the site development regulations established for the "LR" Neighborhood Commercial district as set forth in Section 13-2-630 of the Land Development Code.

Except as specifically restricted pursuant to this ordinance, the property may be developed and used in accordance with the regulations established for the "GR" Community Commercial base district and other applicable requirements of the Land Development Code.

PART 3. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

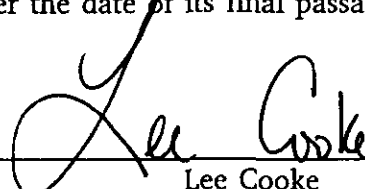
PART 4. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 5. This ordinance shall be effective ten days after the date of its final passage.

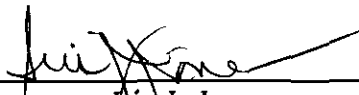
PASSED AND APPROVED

November 2, 1989

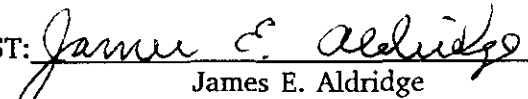
§
§
§


Lee Cooke
Mayor

APPROVED:


Miss J. Jones
Acting City Attorney

ATTEST:


James E. Aldridge
City Clerk

SS/jj

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

James R. Frizzell

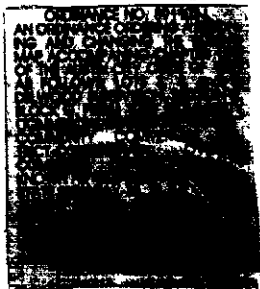
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

November 30th, 1989

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 30th

Day of November A.D. 1989.



Tina M. Cook
(Type or Print Name of Notary)

Tina M. Cook

Notary Public in and for
TRAVIS COUNTY, TEXAS

10/20/90
(My Commission Expires:)